

Loudoun County, Virginia

www.loudoun.gov

Department of Building and Development

1 Harrison Street, S.E., P.O. Box 7000, Mailstop #60A, Leesburg, VA 20177-7000

(703) 777-0220

FAX Numbers: Permits (703) 771-5522 - Engineering (703) 737-8993 Zoning & Administration (703) 771-5215

RE: Informational Workshop on the Revised Loudoun County Zoning Ordinance Regulations & Process for Bed and Breakfast, Country Inn, or Banquet/Event Facility Establishments

Greetings,

You are receiving this letter because our records indicate that you may be operating a Bed and Breakfast, Country Inn, or Banquet/Event Facility establishment.

On May 21, 2014, the Loudoun County Board of Supervisors adopted amendments to the Bed and Breakfast, Country Inn, and Banquet/Event Facility regulations in the Revised 1993 Loudoun County Zoning Ordinance ("Zoning Ordinance") to help advance commercial development throughout the County with the overall objective of encouraging a more business-friendly environment. Adoption of the amendments to the Zoning Ordinance came after an extensive public process and stakeholder involvement, including several public input meetings, a public hearing and several work sessions held by the Planning Commission, and public hearings held by the Board of Supervisors.

A few of the primary changes to the Zoning Ordinance include:

- ✓ Establishing a new "Bed and Breakfast Homestay" use;
- ✓ Increasing the number of private parties from 10 to 20 (with an annual permit);
- ✓ Allowing Bed and Breakfast, Country Inn, and Banquet/Event Facility uses in more zoning districts;
- ✓ Reducing development regulations (i.e. setbacks and landscaping); and
- ✓ Streamlining and reducing the cost of the approval process.

In order to take advantage of the newly adopted amendments to the Zoning Ordinance, a building/zoning use permit, and an individual or annual private party permit may be required. See additional requirements in the attached quick facts table.

Loudoun County Zoning Administration will be hosting an informational outreach meeting to brief the public on the newly adopted amendments regarding Bed and Breakfast, Country Inn, and Banquet/Event Facility uses. The workshop will feature representatives from several Loudoun County government agencies including myself to discuss the amendments to the Zoning Ordinance, the permitting process, building code requirements, fire and rescue requirements and the land development application process.

The informational workshop will be held on:

WHEN: THURSDAY, JUNE 5, 2014 FROM 1:00 PM – 3:00 PM

WHERE: LOUDOUN COUNTY GOVERNMENT CENTER, LOVETTSVILLE ROOM

Additional information regarding the adopted amendment to the Zoning Ordinance, including the approved text, may be found online at <http://www.loudoun.gov/index.aspx?NID=2985> or at the Loudoun County Department of Building and Development, County Government Center, 1 Harrison Street, S.E., 2nd Floor, Leesburg, Virginia, from 8:30 a.m. to 4:30 p.m., Monday through Friday.

If you require any type of reasonable accommodation, as a result of a physical, sensory, or mental disability to participate in these meetings, please contact the Department of Building and Development at 703-777-0442. Please provide three days' notice.

Thank you for operating a Bed and Breakfast, Country Inn, or Banquet/Event Facility establishment in Loudoun County and I would encourage your attendance at the workshop.

Sincerely,

Mark Depo
Project Manager,
Zoning Administration

cc: Loudoun County Board of Supervisors
Loudoun County Planning Commission
Charles Yudd, Assistant County Administrator
Mike Seigfried, Interim Director, Building and Development
Nicole Dozier, Zoning Administrator